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Waco and McLennan Co.
Texas.
Immigrants guide



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Book M2W2

THE IMMIGRANT'S GUIDE

—TO—

WACO

—AND—

MCLENNAN COUNTY, TEXAS.



SUSPENSION BRIDGE AT WACO.

—BY ORDER OF—

WACO IMMIGRATION SOCIETY.

—AND APPROVED BY—

CITY COUNCIL OF WACO AND THE HONORABLE COUNTY
COURT OF MCLENNAN COUNTY.

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WACO, TEXAS

THE IMMIGRANT'S GUIDE

—TO—

Waco and McLennan County, Texas.

McLENNAN COUNTY.

THE SOIL, CLIMATE, MORALS OF THE PEOPLE.

ADVANTAGES AND RESOURCES OF THE COUNTY.

McLennan county is situated about the centre of that favored region known as Central Texas, and we believe presents more advantages to the immigrant than nearly any other section of the great empire state, whether he adopts cotton, corn, small grain, vegetables or fruit raising, it promises a rich return for his labor. To the manufacturer, wholesale merchant, or jobber, it stands out prominently as the only county in the state bisected by four great rival and competing lines of railway.

SOIL, CLIMATE, AGRICULTURE, FRUITS,
ETC., ETC.

This is a favored region for wheat, the soil being precisely that which wheat most delights in, and the elevated dry air exactly suited to bring it to the best maturity. It is equally adapted to cotton, corn, oats, barley, etc. It is a surpassing grape country, excellent for pears and good for

peaches. It is well timbered. All the creeks and rivers are heavily timbered on their margins with various kinds of oaks, hickory, pecan, elm, ash, cherry, sycamore, plum, cottonwood, gums, etc. Extensive belts or forests of post oak are frequent. There is nothing wanting in this region to make human life contented and happy.

McLennan county is the wealthiest, and the most populous county in this section of Central Texas. It likewise takes precedence in the line of education, intelligence and general social refinement. It is situated on both sides of the river Brazos, which divides the county nearly centrally from north to south, having various affluents on both sides, including the Bosque on the west, and the Tehuacana and its tributaries on the east. Almost the entire surface is a high rolling prairie—one of the most beautiful countries in the world. About one-third of the county is timber, consisting chiefly of post oak, other varieties of oak, walnut, pecan, hackberry and other woods. The valley of the Brazos is heavily timbered. The soil of the upland is generally light, sandy or wooded lands, black sandy loam, or dark, sticky or "hog wallow" on the prairies, and alluvial on the Brazos bottoms. All varieties are rich and exceedingly productive. It has a soil capable of producing in abundance, all the various crops usually grown in this latitude, being well watered and



HON. GEORGE B. ERATH, Founder of the City of Waco.

timbered, and embracing within its limits a large portion of the richest valley, and some of the most fertile prairie lands in the state. It can safely be said that good health, good crops, and good society are the prominent features of this locality.

The winters, if they can be called such, are short and mild, but sufficiently cold to prevent the spread of malarial diseases, and the summer season is tempered by an almost constant breeze, enabling the farmer to enjoy a delightful rest after his day's labor. It will no doubt surprise many of our readers when informed that this county has never been visited by an epidemic of any description whatever. It contains a population of about 48,000, which is so rapidly increasing, that it is questionable whether a single acre of good farming land will be obtainable in the near future, not less than five times its present value, from the fact that several of the most important railroads in the state are beginning to traverse the county in every direction. The prairie lands are of a black, waxy character, and inexhaustible, and equal in every respect to the best lands of Ohio, Illinois, Iowa, and Wisconsin and Missouri, which readily bring in those markets from \$50 to \$100, but which can now be readily purchased here on the most liberal terms. It might be well to state the average yield per acre of the various crops grown in this vicinity merely to show to intending settlers the certainty of their securing, with proper effort, a competency which will in a few years place them beyond the possibility of want, and enable them to lay aside sufficient for the proper education and support of their children. The following may safely be regarded as the average yield per acre of the following crops. Cotton, from one-half to one bale; wheat, from 14 to 30 bushels; oats, from 40 to 100 bushels; rye, from 40 to 60 bushels; barley, from 10 to 80 bushels; corn, from 20 to 50 bushels; millet, from 3 to 5 tons; which, of course, is largely dependent upon the

mode of cultivation, which, in this country, we are compelled to say, is susceptible to great improvement. Our readers will naturally infer from the above that these lands, surrounded as they are with everything calculated to insure prosperity, and with unsurpassed railway facilities, are beyond their limited means, but such is not the case, as they can now be obtained at merely a nominal figure. It is a matter of great surprise that many first-class farmers are content to remain in the older states, as renters, earning barely sufficient to sustain life, when a perfect El Dorado is now open to them, where

PROSPERITY AND HAPPINESS

is sure to follow the proper cultivation of the soil, and where they will immediately emerge from serfdom to proprietorship. We can not understand why this should be the case. Can it be that the northern farmer is still laboring under the exploded idea that his citizenship will be ignored should he locate among the southern people, and that he will be debarred from the enjoyment of his political rights? If such be the case the sooner he casts aside this unjust suspicion the better it will be for him.

FRUITS.

Fruits do remarkably well here, especially the peach, plum, pear, and some variety of apples, the locality being sufficiently distant from the coast to insure their successful cultivation. There are many persons who have the impression that fruit can not be grown in Central Texas. This is a very great mistake. Peaches, pears, nectarines, apricots, figs, grapes and plums grow to perfection. Apples, so far, have not proven a success; but it is believed by many that even apples can be grown successfully by raising varieties from the seed, which will naturally adapt themselves to our climate. It is a very common error, too, that fruit trees of the above varieties that succeed are not long lived. This, too, is a great mistake. We know peach, plum and pear trees that are

over fifteen years old, in the orchard of James M. Anderson, Esq., within one mile of Waco, that are now in full vigor and exhibit no indications of decay. Some varieties of his peaches attain one pound in weight, and his pears are as prolific and fine as are grown anywhere. And not even California can excel the growth of grapes in his vineyard. On consulting with him as to his success, he stated that the only secret is to head low and protect the tree by its own shade from the sun, and to plant trees grown in the state, and never let the trunk be over one foot in height. Simply ignore all that pertains to more northern latitudes and adapt the culture to the climate.

COST OF LIVING.

The staples—sugar, coffee, rice, tobacco, salt, flour, etc.—are about the same price as in Northern and Eastern States; bacon and corn about the same as in Southern States, while beef, the staff of Texan's life, is much cheaper than in any portion of the Union. Clothing, cotton and woolen goods, about the same as in other states; and agricultural implements, wagons, plows, etc., the same as in Southern states.

PRICE OF STOCK.

Good, serviceable saddle ponies can be had at from \$15 to \$50 per head; good farm work horses and brood mares, from \$40 to \$80; good farm mules, from \$60 to \$100; though fancy buggy horses and thoroughbred stock are much more costly, ranging from \$150 up, and extra heavy mules, for drayage and other special purposes, bring readily from \$125 to \$175. But good, serviceable stock, for farm and family purposes, may be safely placed at the first named prices. Native horses, known as the "mustang," are the hardiest in the world. We have known them to be ridden from eighty to a hundred miles a day and be fresh and ready for use next day.

FINE OR GRADED STOCK

can be raised here as cheap, if not cheaper than in any country in the

world. It also pays handsomely. Fine stock, horses or cattle, when crossed with the native stock of the country, produces the healthiest and best breeds known.

SHEEP.

This business pays better than almost anything a person can engage in. One may safely calculate to double his money nearly every year if he gives his time and attention properly to the business. Sheep can be bought from \$1.50 to \$12.00 per head, according to grade. Immense fortunes have been made in this country in the sheep business. A sheep and agricultural association has lately been organized in this county and chartered by the state. The object is to engage in raising fine stock, sheep especially. Mr. H. E. Conger, of this city, is the superintendent of the association.

THE PRICE OF LAND

ranges from \$2 to \$10 per acre for unimproved and from \$8 to \$30 for improved, according to quality, distance from market, improvements, etc. It is rented usually on shares or for part of the crop.

THE TERMS TO RENTERS

being one-fourth the cotton and one-third the corn, where the tenant furnishes himself; or one-half when he is furnished by the landlord.

WAGES

for farm hands range from \$15 to \$20 per month, or when hired by the day at about 75 cents. Railroad hands at from \$1.50 to \$2.25 per day; mechanics from \$2.50 to \$5. The wages of clerks and men who are hunting for soft jobs is merely nominal, the market being overstocked with this class of goods.

COUNTY FINANCES—TAXES, ETC.

The county tax is lower in McLennan than in any other county in the state, the rate being only 15 cents for all purposes on the \$100, and notwithstanding this low rate of taxation, the county treasury has a cash surplus of over \$6,000. The state taxes are 30 cents on the \$100, with the prospect of an

immediate reduction, as at this rate the receipts largely exceed the expenditures, there being now in the state treasury nearly a half million dollars, making the total tax in this county 45 cents on the \$100. In the city of Waco there is an additional corporation tax of 25 cents on the \$100, and for the present a railroad tax of 25 cents on the \$100, and a school tax of 50 cents on the \$100.

THE ASSESSED VALUATION

of the land of the county is \$8,227,342, an average of \$4.90 per acre. In addition to this there is 25,562 horses and mules—value, \$766,863; cattle, 30,222 head, \$151,110; sheep, 40,842 head, \$122,596; hogs, 15,342, \$30,684; other property valued at \$1,665,420; and the total assessed value of the county is \$10,964,015, as against \$2,527,428, the assessed value in 1870; being the seventh county in the state in point of wealth. We append the following table showing the increase in taxable values since 1875 and the decrease in the rate of taxation down to the present time:

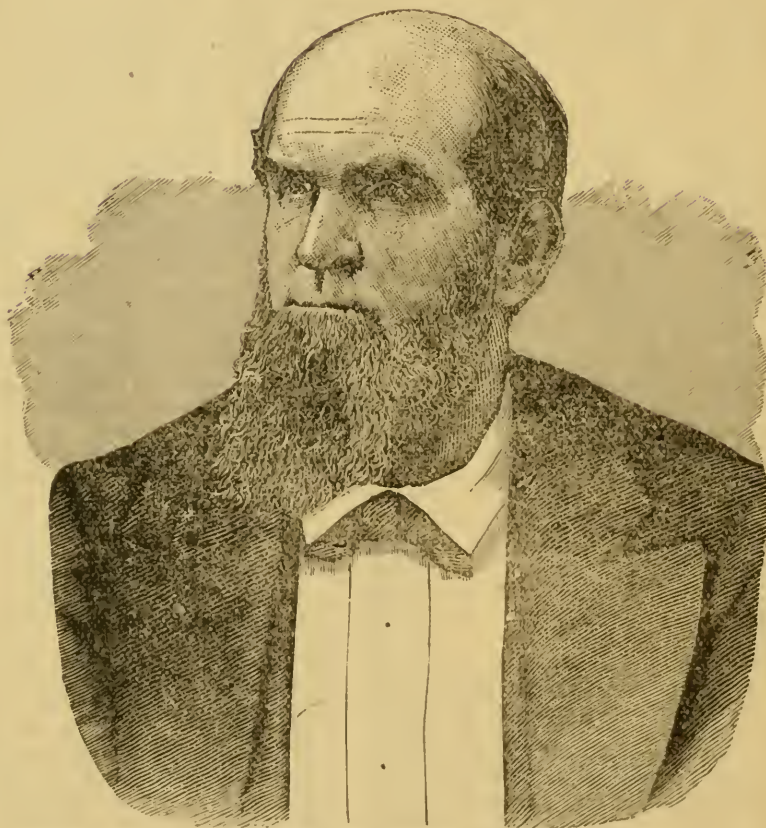
Year.	Rate.	Am't	Taxable Property.
1875.....	98 $\frac{1}{4}$...	\$100.....	\$4,259,660
1876.....	83 $\frac{1}{4}$...	".....	4,326,392
1877.....	75.....	".....	5,529,817
1878.....	50.....	".....	6,134,135
1879.....	15.....	".....	6,282,397
1880.....	15.....	".....	6,772,794
1881.....	12 $\frac{1}{2}$...	".....	7,312,660
1882.....	10.....	".....	8,616,282
1883.....	15.....	".....	10,123,421
1884.....	15.....	".....	10,964,015

It will be seen by this that the finances of the county have been admirably managed for the past nine years. During that period the county has paid off an old debt of \$50,000, built a magnificent court house and jail at a cost of over \$50,000, purchased a poor farm and erected thereon suitable buildings, at a cost of about \$6,000, erected bridges in all parts of the county, purchased and paid for the magnificent toll bridge over the Bosque river, and made it a free bridge,

and inaugurated and completed many other important measures for the good of the county; and yet in these years the rate of taxation has decreased nearly ten times less than it was in 1875, while the taxable property has a little more than doubled. The expenditures of the county will average about \$22,000 a year, and yet the estimate for expenditures has not, in these nine years past, during the reignty of Judge Gerald, exceeded the estimated income. In fact, all of this Herculean work above enumerated, has been performed, and the treasury at the regular August term of court (this month) will show a clean cash balance of at least \$6000. Think of running the county on 15 cent on the hundred dollars. Judge Gerald, the present County Judge, went into office in 1876 with the county heavily in debt. During this time there has been paid out for improvements over \$75,000. We think few other men could make so good a showing. In the main the credit is due to him for the satisfactory manner in which the finances of the county have been managed.

POPULATION AND OTHER MATTERS.

McLennan stands as the ninth county in the state in point of population, it having increased from 13,500 in 1870 to 17,000 in 1889, and being now at least 46,000 and increasing more rapidly than at any time in its history. The population of the city of Waco has kept pace with the rapid growth of the surrounding country. With a population of 1,700 in 1870, it had grown to about 8,000 in 1880, and for the past two years, since the advent of two additional grand trunk lines of railways, the increase has been more rapid than at any time during its history, and 13,300 is its present population. It is the fourth county in the state in point of taxable values, and the rate of taxation the lowest of any other county in the state.



HON. RICHARD COKE, United States Senator from Texas.

THE CITY OF WACO,

Waco is the capital of McLennan county and metropolis of Central Texas. Through its very heart runs the two great rival railroad lines from the center of the United States to the city of Mexico, and at right angles to them another great railway from the Pacific to the Gulf of Mexico. It has lately come to occupy a commanding position as regards trades, being now a railroad center of no mean pretensions. For many years the terminus of the Northwest Branch of the Houston and Texas Central, it is now a prominent station on that line extended as it has been to a point far beyond Cisco, in the direction of the "Panhandle." It is likewise on the line of the Texas and St. Louis (narrow gauge), now in active operation, and affording Waco a direct outlet to the northeastern part of the state, as well as St. Louis. One branch of the Missouri Pacific also touches this now important commercial point; thus giving the place several railway lines to the several points of the compass. The territory tributary to the commerce of Waco includes several of the wealthiest and most fertile counties in the state. The character and extent of productions are shown by the annual exportations from Waco, their chief shipping point, as follows: Cotton, 60,000 bales; wool, 80,000 pounds; hides, 500,000 pounds; grain, 90,000 bushels; live stock, 6,000 head, aggregating \$3,500,000 in value. As to the importations of Waco, the total annual amount of her gross sales of merchandise in all lines, is estimated at \$5,500,000, fully one-half of all stock, goods and merchandise having been purchased in New York, a few in Houston and Galveston, the balance in New Orleans and St. Louis. The city is situated immediately on the southern bank of the Brazos, and from the town stretches out in all directions a beautiful, high rolling prairie country. The place is built chiefly in brick, with many elegant public buildings and

handsome private residences, constructed in modern style. Since the coming of the Texas and St. Louis, the growth of Waco has been accelerated, and the population is now computed by the late census at 13,300. Her progress in the way of manufactures is worthy of note; her iron foundries, flouring mills, cotton-seed oil mills, carriage factories, woolen mills, cotton mills and other establishments doing a large and increasing business. Waco is destined to become one of the finest and wealthiest interior towns of Texas. It is fast becoming one of the most important railroad and commercial centres of Central Texas; its location can not be surpassed, and reflects great credit on the judgment and sagacity of its founder, Major George B. Erath, who seemed to see with a prophetic eye the future advantages of this location, not only as a commercial center, but as a point where manufacturing interests could not do otherwise than prosper. This charming city lies about 700 feet above the level of the sea, and overlooks some of the finest scenery in the state. The Brazos river runs directly through it, and is crossed by a suspension bridge with a span 475 feet in length—a magnificent structure, connecting East Waco with the main city. The courthouse is one of the finest in the state, and is a credit to the county. The stranger upon entering the city is immediately struck with its

METROPOLITAN APPEARANCE,

and impressed with the live spirit of its citizens; its solid blocks of brick buildings, two, three and four stories high; its elegant churches, colleges, schools and private residences, which he naturally regards as substantial evidences of cultivation and prosperity. In its

SOCIAL ASPECTS

Waco occupies a position second to no other city in the state. Its churches represent nearly every religious faith, while all the benevolent orders are well represented, and its colleges and schools are in a flourishing condition.

The legal and medical professions are also ably represented, by gentlemen of national reputation. Among the leading industries of the city there are many extensive

MANUFACTURING ESTABLISHMENTS.

principal among which are the cotton mills, cotton seed oil mills, which are taxed to their utmost capacity and are totally unable to supply the great demand made upon them. The city has also a cotton compress, two excellent daily, two weekly and one monthly newspaper, a stirrup and seamless sack factory, five banks, six hotels, two ice factories, three flouring mills, three planing mills and sash and door manufactories, three wagon and carriage manufactories, a well equipped street railway, under the management

of an efficient officer, gas and water works, fire department, and a private hospital, the latter, we understand, will be greatly improved at an early date, and last, but not least, one of the largest and best equipped woolen mills in the United States. Thus it will be seen that Waco already possesses

ALL THE ELEMENTS

necessary for its success. Its business is drawn principally from the counties of McLennan, Falls, Bell, Coryelle, Bosque, Hill and Limestone, and the past year has seen its jobbing trade greatly extended throughout the above counties and in many other portions of the state.

Waco has from its earliest history occupied a prominent position as an educational centre.



RESIDENCE OF DR. D. R. WALLACE.

CHURCHES OF WACO AND McLENNAN COUNTY.

There are white churches in the city and county as follows:

Methodist Episcopal, South, 35, with an aggregate membership of 2,900; Methodist Episcopal, one, members 55; one Protestant Methodist, 41; one German Methodist, 81; twenty-nine Missionary Baptists, 2,800; two Primitive Baptist, 62; two Presbyterian, 360; thirteen Cumberland Presbyterian, 850; eleven Christian, 1,700; one Episcopalian, 180; two Catholic, 1,300; one Hebrew, 360; one Lutheran, 35; one Skandinavian, 27; making the total white churches in the county and city 99, with an aggregate membership of 10,835. In addition to this, the Religious and Benevolent Association of this city has a commodious hall, with a congregation of 250 Liberals.

There are colored churches in the city and county as follows:

Nineteen Missionary Baptist, with an aggregate membership of 2,500; seventeen Methodist Episcopal, with 1,040 members; six African Methodist Episcopal, 820; four Cumberland Presbyterian, 220, and two Christian, with 140 members; making a total of colored churches in the county and city of 48, with an aggregate membership of 4,720. This is a most gratifying showing, as it gives an average of about one church member for every three inhabitants. In almost every neighborhood from two to three denominations worship in the same house, and this insures preaching nearly every Sunday in each community. There are Sabbath schools in nearly every neighborhood, usually union schools. Of the churches and church buildings of Waco we enumerate as follows:

THE GERMAN METHODIST

is composed of some of the most thrifty class of the German population of Waco. They have a neat brick house of worship, located on the corner of Franklin and Sixth streets.

They have a flourishing Sabbath school. The present pastor is Rev. T. T. Franz.

RODEPH SHOLOM—HEBREW

have one of the handsomest synagogue structures, on Washington street, to be found in Texas. The present pastor is the Rev. Dr. Suhler. The intelligence, morality and piety of its members compare favorably with other leading churches of the city.

CUMBERLAND PRESBYTERIAN.

The congregation is not large, but it compares favorably with other leading denominations of the city. Members and friends of this church desiring to locate in Waco will find a commodious house of worship, and an able minister, the Rev. Mr. Hodges.

THE CHRISTIAN CHURCH

meet every Lord's day to break the loaf and for worship and preaching. Prayer meeting every Wednesday night and Sunday school every Sunday morning. They have a commodious church structure on South Fifth street. The present regular officiating elder is Mr. W. H. Goodloe.

CHURCH OF THE ASSUMPTION—CATHOLIC.

Our Catholic population is comparatively small and scattered—there are about 1,300 in the county. They have a neat brick structure, on Washington street, and they are preparing to build a commodious and magnificent cathedral (the walls are now up to the second story). The present pastor is the Rev. Father Dumont. The characteristic zeal and energy of our Catholic citizens gives the hope that the reverend pastor of the congregation will soon find himself able to hold services in the new church edifice, which we are confident will do honor to themselves and credit to the rapidly improving city of Waco. Across the Brazos river, fifteen miles northwest from the city, is quite a large Catholic settlement, who have a chapel and a visiting priest.

THE PRESBYTERIAN CHURCH

is located on Austin Avenue, between

Eighth and Ninth streets. It is a large brick building, one of the most imposing structures in the state, a new building not yet completed; but when completed it will be one of the most elegant in Central Texas. Rev. Sam A. King, D. D., is the stated pastor. The congregation is composed of some of the best and most refined people of Waco.

THE EPISCOPAL CHURCH

is one of the neatest structures of the kind to be found in all Texas. The building was completed and the first services held in it June 15th, 1879, the first Sunday after Trinity, the Rev. J. J. Clemens, Rector of Christ's Church, Houston, assisting the Rev. Mr. Sartwell, who was then Rector. The building is a magnificent Gothic structure. It cost \$14,000. It is an ornament to the city and a monument to the zeal, fidelity and energy of the Episcopal congregation. Rev. Francis R. Starr is the present Rector, an able and eloquent minister.

THE FIRST BAPTIST CHURCH.

The membership of this church numbers over 400. Rev. B. H. Carroll, D. D., is the officiating minister; he has served the church for the past twelve years. He has not his superior for learning, piety, zeal and eloquence in the state. The church has ever been true to Baptist faith, orderly in practice, strict in discipline and liberal in the support of all the enterprises of the church. On the 22nd day of February, 1877, the church edifice was burned and a new one has been erected on the site of the old, rivals any similar structure in the state. It cost between \$25,000 and \$30,000.

THE FIFTH STREET M. E. CHURCH SOUTH.

The present new church building, on the corner of Fifth and Jackson streets, was begun in 1874 and completed in 1879. The entire cost foots up \$17,000. The present membership of the church is nearly four hundred. Services twice every Sunday; prayer meeting every Wednesday evening and Sunday school every Sabbath

morning. Rev. James Mackey, D. D., is the officiating minister.

THE M. E. CHURCH

has a small membership. They have a neat and commodious structure on Washington street, built of brick and covered in; but it being yet unfinished services are held in the German Methodist building in the afternoon of Sundays. Rev. Mr. Crist is the pastor.

THE SPIRITUALISTS

of the city have an organization, with regular meetings for social and moral improvement. Among their number are some of our best citizens.

RELIGIOUS AND BENEVOLENT ASSOCIATION.

Organized December 12th, 1882. Regular lectures every Sunday morning and evening. Children's Lyceum every Sunday afternoon, at Liberal Hall, Washington street.

LUTHERAN OR EVANGELICAL CHURCH

is a handsome wood structure located on South Eighth street. It has a growing membership. Rev. Charles Schaefer is the pastor.

THE SCANDINAVIAN CHURCH

is a neat Gothic wood structure located near Conger Hill. It has a membership of intelligent Swedes and Norwegians.

CONGREGATIONAL.

There is at present neither organization nor church building in Waco of this denomination, but arrangements are on foot to organize a church and build a church structure, at an early day in the future which will compare with other similar buildings of the kind in the city. For particulars respecting this movement call on Mr. J. K. Street, at the Examiner office or on Prof. J. H. Hurwood, of the Examiner.

COLORED CHURCHES.

Churches of all the leading denominations, among the colored people of Waco, are organized, several of them with learned and able ministers, among whom we mention Bishop

Cain. Some of the church buildings are neat and commodious structures, tastily built and ornamented.

THE SECOND (COLORED) BAPTIST CHURCH

has a flourishing and growing membership.

THE FIRST M. E. (COLORED) CHURCH is located at the foot of Franklin street, near the Brazos river. It is large and roomy, and numbers one of the largest memberships of any of the colored churches of the city.

THE CHRISTIAN (COLORED) CHURCH is located in East Waco. It has a large and prosperous membership.

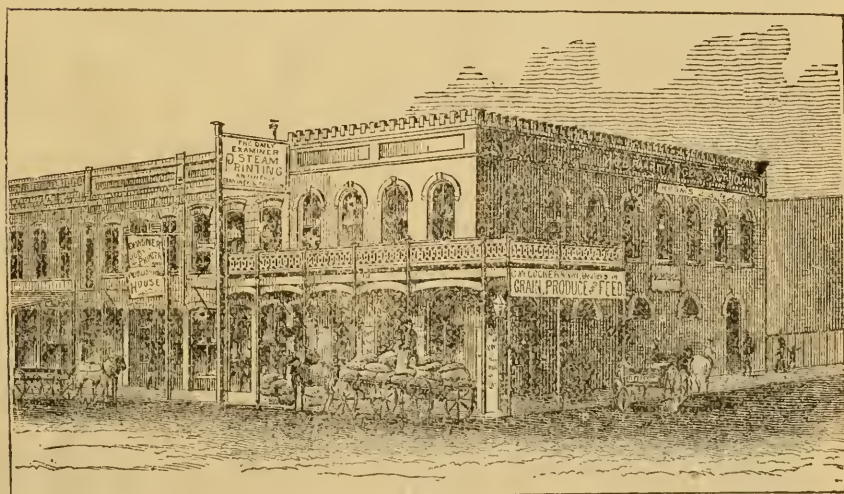
Services are held every Lord's day.

THE SECOND M. E. (COLORED) CHURCH has quite a large membership; but we failed to gather the particulars concerning it.

THE AFRICAN M. E. CHURCH

has a handsome brick building, on South Second street, with a large, influential and intelligent membership. The building is two stories and compares favorably with other churches of the city.

NEW HOPE (COLORED) BAPTIST CHURCH is a commodious frame building, situated on North Sixth street, near Howard (colored) Institute. It has a large and influential membership.



WACO DAILY EXAMINER BUILDING.

PUBLIC AND PRIVATE SCHOOLS.

There are one hundred and two flourishing public schools in the county and city under competent teachers. There are ninety-six in the county, about twenty-five of them colored schools. The public schools of the city are under the management of the City Council. Prof. J. H. Gallagher is the city Superintendent of Public Instruction; a gentleman of rare culture and competency. There are six public schools in the city, three for white, and three for colored students. The public school fund is sufficient to run the public schools about five months in the year in the county schools, and the city schools are run nine months in the year, the city having levied a special tax for that purpose. There are fifty-one private and denominational schools in the county and city, most of which are in a prosperous condition. There are a number in Waco, in fact so excellent are the schools of Waco that it may justly lay claim to being the chief educational city in the state.

WACO UNIVERSITY

is under the Presidency of Rev. Rufus C. Burleson, D.D. By the charter, the Waco University is the property of the Baptist denomination in Texas, yet no sectarian dogmas are taught here. During the last fall term the university matriculated more students than any similar institution in the southwest, and it has now more boarding pupils, not including its beneficiaries, than all the other schools in Waco. The following are some of the advantages and facilities offered by this institution: First.—A full and able faculty, under a president who has had thirty years' experience as a teacher in Texas. Second.—Ample buildings, campus, library, apparatus and school furniture. Third.—Excellent boarding facilities, \$50 cheaper than any similar institution in the

south of equal grade. Fourth.—Healthy location; the entire medical bill for 1883 did not exceed \$40. Fifth.—Mild and firm discipline, which has produced an excellent state of morals among the students—the vicious are speedily reformed or quietly sent home without exposure when possible. Sixth.—In addition to the regular collegiate course, students have advantages of the "commercial school," "school of music," "school of art," "school of physical culture," etc., etc. For catalogue or other particulars address the president, Dr. R. C. Burleson.

WACO FEMALE COLLEGE.

The present able president of the college is Prof. R. O. Rounsaval, A. M. The institution is under the patronage of the Northwest Texas Conference, M. E. Church, South, and under the management of Professor Rounsaval and his able faculty, it is one of the leading institutions of the country. It affords every facility for a thorough collegiate course of instruction. It has a chemical and philosophical laboratory for demonstrating the sciences. The discipline is well maintained and the system of instruction thorough and complete. With such an institution for the education of young ladies, Texans need not send their daughters abroad with the hope of finding better educational facilities than are afforded by this institution.

ACADEMY OF THE SACRED HEART.

Under the charge and direction of the Sisters of St. Mary, this institution offers to young ladies and children unsurpassed facilities for acquiring a thorough mental and moral education. The Sisters of St. Mary came to Waco in September, 1873, and opened a school of a few students in the Church of the Assumption, while their present building, corner of Washington and Eighth street, was in course of construction, this they occupied in September, 1874. The building is made of brick, two stories high, 40x50 feet, with spacious dormi-

tories, recitation and study rooms, and a long wing to the rear for refectories, kitchen, etc. The building is very substantial, admirably ventilated and affords every accommodation that can be desired. The institution was chartered by the legislature of Texas in 1875, with the right of conferring the collegiate degrees. It is situated in the healthiest portion of the city, on rising ground, overlooking it; and it is surrounded by spacious grounds, which are divided off into walks, play grounds and gardens, affording every facility for invigorating exercises.

WACO SELECT SCHOOL.

Under the management of Prof. F. P. Maddin, assisted by his accomplished wife, Professor Maddin is one of the most eminent educators in Texas. He has taught in Waco for more than a quarter of a century with eminent success.

THE KINDERGARTEN

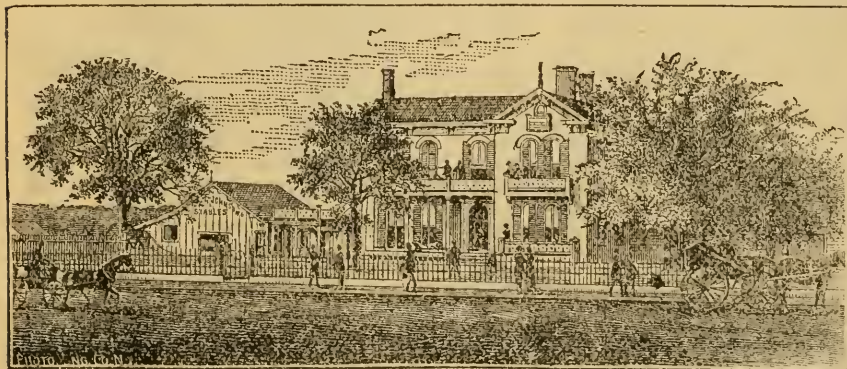
is under the management of the Misses Carrol. It is, as its name indicates, for children, of tender years. We hesitate not to say that no school of the kind is better conducted than this. The little ones are delighted—entertained as well as properly instructed.

WACO BUSINESS COLLEGE.

This institution is under the management of Prof. R. H. Hill. It offers every facility to persons of either sex to obtain a thorough business education in every department of a complete commercial education. The rooms are admirably fitted up for the purpose of practically demonstrating the various commercial pursuits, such as banking, insurance, real estate, rail-roading, post office, and mercantile in all its departments. When a young man or young lady graduates at this institution he or she is thoroughly and practically qualified to take charge of a set of books in any branch of business.

PAUL QUINN COLLEGE

is an institution reflecting great credit on the colored people of the African M. E. Church, whose property it is. It is under the presidency of Bishop R. H. Cain, D. D., a man of scholarly attainments and ample educational experience. The building is situated in East Waco. It is a handsome and commodious two story brick structure, the first of a series to be added to it in the near future, and when completed it will be one of the handsomest educational structures in the city.



RESIDENCE OF SANFORD JOHNSON.

RAILROADS CENTERING AT WACO.

Waco now has the best street railway facilities of any city in the state except Houston. We also have two competing lines of steam railways to Galveston, two to New Orleans, three to St. Louis, New York and the East, one to California, and two to south-west Texas, and eventually to Mexico. Waco needs but two more lines of road to place her in the most enviable position in this respect of any interior city in the country; and, considering the remarkable advantages of these lines, we cannot doubt but they will be constructed at an early day. One is a line running due east and west, the east line terminating at New Orleans, the great metropolis of the south, and the west line connecting with the Texas Pacific west of us; thus passing through the sugar and rice regions of Louisiana, the magnificent pineries of East Texas, the splendid cotton region of Central Texas, the wheat and grain region of East, Central and West Texas, and the stock region of the extreme west. It would furnish the shortest and most direct line from the Pacific to New Orleans through a productive and heavily populated country the entire distance, and connecting all the great diversified interests that are compelled to interchange their products. The other line is one running nearly north and south, from the mouth of the Brazos river, through Waco to some point north or northwest of us, thus passing through the valleys of the Brazos, Colorado and Guadalupe rivers, through the finest cotton country of Texas. Two hundred miles south of us would connect the Palmer-Sullivan combination with the Texas and St. Louis combination of narrow gauge roads. The advantages of this line over any other projected Mexican route are that it runs through the best cotton producing counties of the state, and the agricultural belt on this line

extends nearer to the Rio Grande than upon any other; it would also have the heaviest population to support it of any other line, and, in addition would present fewer difficulties to construction, avoiding as it does the heavy rock work and high tressels of the lines to the right and the low, flat, undrained and submerged routes on the left. The grades would be easy, the facilities for securing ties along the entire line ample, and the bridging much lighter than on either of the other routes. Such advantages render it improbable that these routes should remain long without railways, and nowhere can enterprise find a more inviting field, or capital more certain and larger returns.

The Waco Division of the Northwestern Branch of the

HOUSTON AND TEXAS CENTRAL,

from Bremond, on the main line to Ross by way of Waco, 59 miles in length, was completed in 1876, and may be considered practically as part and parcel of the Texas Central, which is now extended and completed from Ross to Albany, and it will eventually be extended in the direction of the Panhandle. Length of the combined line, from Bremond to Albany, 242 miles. Like other portions of the Central, the route is through one of the most fertile tracts of country in this latitude; it follows the incomparable rich alluvium of the Brazos bottom northwesterly as far as Whitney, thence nearly due west to a junction with the Texas Pacific at Cisco. This road, in reality is, in conjunction with the Texas Pacific, a continuous line from the Pacific to the Texas Gulf Coast. Counties occupied by the completed portion of this branch are Falls, McLennan, Hill, Bosque, Hamilton, Erath, Comanche and Eastland, with an aggregate population of over 100,000, having increased 60,000 since 1870 and the building of the road. Total taxable wealth in 1870 was \$6,408,000; now \$30,000,000 in round numbers. In addition to this the rainfall is better and seasons more reliable than at points farther west. The

TO WACO AND McLENNAN COUNTY.

average yield, per acre, on all soils, is three-quarters to one bale of cotton; wheat, 14 to 30 bushels; rye, 40 to 65; barley, 45 to 85; oats, 60 to 100; corn, 25 to 50; millet, two and a half tons. Improved lands can be had at from \$3 to \$25, the highest price being river bottom; good unimproved ranges from 75 cents up to \$12.

THE MISSOURI PACIFIC

traverses the county nearly north and south, connecting with the Texas Pacific at Fort Worth and the International at Taylor, thus affording through travel south to Laredo, on the Rio Grande, where connection is had with the Mexican National, which is now completed to Monterey, and north with St. Louis, via either Denison, through the Indian Territory, or over the Transcontinental and Iron Mountain via Texarkana. This road and

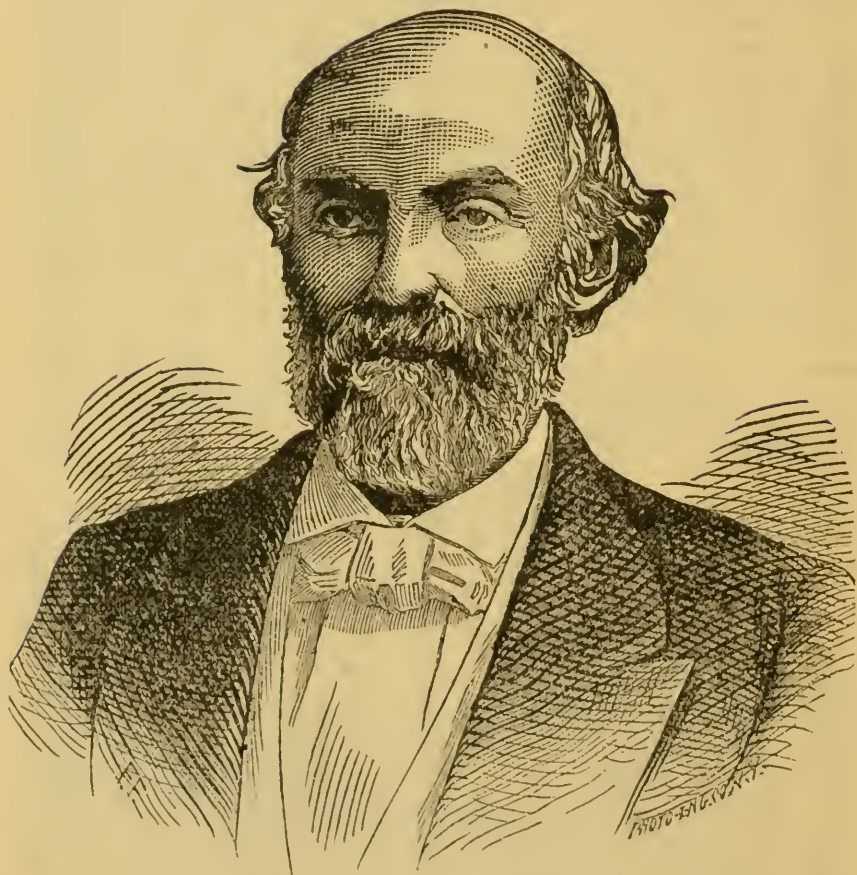
its connections pass through some of the richest and most populous counties in the state.

THE TEXAS AND ST. LOUIS

is now completed from Cairo to Gatesville, Texas, a growing city 40 miles west of Waco. It passes almost from east to west through the centre of the county. It taps one of the finest lumber regions, east of us, in the state, and passes through the main wheat raising section of the state as well as cotton country. This road will ultimately be pushed forward from Gatesville to some point on the Rio Grande near Eagle Pass, and a branch road is also to be built from Leon junction, thirty miles west of Waco, through Lampasas Springs and on to the Rio Grande, both branches connecting with other roads to be built in the Republic of Mexico.



McCLELLAND HOTEL.



REV. R. C. BURLESON, President of Waco University.

Those who want a home in a new country, on a new line, just opened up for emmigration, can get prices that will surprise and please them by applying to the officials of the road. On the evening of the second and fourth Tuesdays of each month, commencing September 9, 1884, a grand homeseekers' excursion train will leave at 7 p. m. from Union Depot in St. Louis, and leave Cairo at 12:30 same evening, via the popular "Cotton Belt Route," Texas & St. Louis R'y., for the following land points in Arkansas and Texas: Goldman, Little Rock, Texarkana, Tyler, Corsicana, McGregor, Waco, Dallas, Fort Worth, Albany Lampasas, Houston, Galveston and San Antonio. Now is the time to go and witness the immense crops in Arkansas and Texas being harvested, and secure a home while the choice lands are cheap. Remember, by this popular line you will only have one change of cars (and that change in Union depot) from starting point to any place of importance in Arkansas and Texas.

Round Trip Tickets now on sale at lowest rates ever offered, with stop-over privileges. For further particulars apply to your nearest Coupon Ticket Agent.

Missouri! Arkansas! Texas! vast, grand and varied, each is a provincial kingdom, wherein all the people now in the United States might easily be gathered and supported from the rich soils, and yet have room and food to spare. The "Cotton Belt Route" has opened to the world the richest, most attractive, and fertile sections of these States.

FRUITS.—It may be asserted, in strongest terms, that this railway traverses the fruit orchard or garden of the continent.

GARDEN VEGETABLES.—Without undertaking to specify any particular crop, we merely assert the broad, sweeping fact, that anything and everything of vegetables that grows is produced anywhere along this line, best in quality, most prolific in quantity, and two and three crops each

year taken from the same piece of ground! Thus, you see, obtaining those profitable, fancy high prices of the earliest and latest crops of each year, an easy and sure income can always be depended on from the gardens here, and a little garden or fruit patch is as certain as a bank for a sure income.

TIMBER.—To any one who has once traversed this region no argument on this topic would be necessary; for the traveller would unite with us in asserting this railway opens up the grandest and greatest timber region on the continent. Nowhere does the timber growth produce more and better trees to the acre desirable for manufacturing purposes.

FIELD GRAIN AND CROPS.—The best wheat yield per acre in Iowa, Minnesota or wintry Dakota is excelled by the farms of this railway. The best cotton yield of anywhere in the South is excelled on this railway. The best corn crop raised in Illinois is equaled on the farms of this railway. The best crop of potatoes in Michigan or Colorado is equaled in this railway region. The yield and quality of tobacco that grows here rival the best in Virginia. Sugar-cane, beets and sorghum for sugar products are grown in most profitable ease and abundance, in properly selected localities on this railway. Nowhere do all the best varieties of grasses do better than in Arkansas, and they are the most abundant, nutritious, and never failing of any in any region in America.

CLIMATE AND HEALTH.—The summers are moderate, much resembling the similar seasons in the latitude of New York, Ohio and Illinois. The fall season, say from September 20, to January 1, is simply delightful, and better climate or pleasanter weather cannot be found or desired than prevails in those months in these regions. The winters are as mild and open as November in New York and Ohio latitudes, with occasionally a slight frost or slight flurry of snow that may perhaps remain on the ground a few hours. The rainy season of February;

March and early April, is merely a season of average rain showers that are of great benefit to the soil.

For maps, time tables, rates, and other information relating to the line, write to or call upon

JOHN K. HOGAN,

Northern Pass. Ag't T. & St. L. Ry.,
Peru, Indiana.

A. A. SACK,

North Eastern Pas. Ag't. T. & St. L.
Ry., 249 West Fourth st., Cincinnati, Ohio.

J. S. LEITH,

Southern Passenger Ag't., T. & St.
L. Ry., 3 Noel Block, Church st.
Nashville, Tennessee.

Jno. H. JACK, Gen'l Trav. Agent;
Peru, Indiana.

W. R. WOODWARD, Receiver and General Manager.

C. A. SHELDON, General Passenger Agent, 25 South Fourth street, St. Louis, Missouri.

WACO MANUFACTORIES.

The net work of railways extending in every direction from Waco, with others to be built in the near future, renders Waco one of the most favorable points to try the experiment of manufacturing; and yet this can scarcely be classed as an experiment here, for so well have our cotton factory, seamless bag factory, cotton seed oil mills, cotton compresses, flouring mills, ice factories, planing mills, sash and door manufactory, stirrup factory, carriage manufactories, plow factory, foundries, woolen mills, and other enterprises succeeded, that the problem may be said to be solved, so far as Waco is concerned. We heartily recommend this locality as being especially adapted for the location of both paper and woolen mills, as all the raw material necessary to keep them in constant operation can be secured at all seasons of the year. We now have one of the largest woolen mills in the world in successful operation, and there can be no doubt but a paper

mill could be made to pay large dividends on the capital invested.

As an evidence of the fact that all kinds of manufacturing industries succeed in this locality, we will simply state that those already established are in successful operation and are able to declare handsome dividends. The advantages offered here for manufacturing purposes are: Facilities for securing raw material and distributing the manufactured goods; the cheapest of fuel, fire-wood being abundant, and being in easy access to the coal mines of the Indian Nation via the Missouri Pacific railway, and the recently developed mines of Eastland county via the Texas Central. But in

THE RIO BRAZOS DE DEOS,

which, interpreted into the English tongue, means "The river of the very arms of God," we have an engine which, when controlled and directed by the hand of capital and skill, will furnish a power, subject to no blockades of ice or snow, which will run 10,000 spindles, looms and lathes, independent of fuel and steam. This stream, which has an average width of 475 feet, flows through the heart of the city, is spanned by three handsome bridges, has a rapid fall and powerful current, and there is no better opening for capital than to convert it to industrial purposes.

SLAYDEN-KIRKSEY WOOLEN MILLS.

The above named mills have been erected regardless of expense, and it combines all the modern improvements existing in any mill, and they are prepared to turn out as good work and at as low price as any mill in the United States. They bought the best, most modern machinery they could find, and got Mr. James E. McCrady, of Philadelphia, who represents the James Smith Woolen Machinery Company at all the Expositions in the United States in exhibiting their machinery, to superintend the erection of their mills, and when it is said not one yard of goods was lost, it is sufficient to show that, when

Mr. McCrady gave the word to turn the wheels, all was ready. The mill is now running on full time, and its products are giving satisfaction to producer and consumer.

REPRESENTATIVE MEN OF WACO.

BRIEF PERSONAL MENTION.

Waco is remarkable for the number of her first-class business men, men of public enterprise and push, to whom, in a great measure, is due the rapid growth and prosperity of Waco. We have not room for more than a brief mention of a few:

Mr. Peter McClelland, senior, is one of the oldest citizens of the county. He came to Waco in 1853. He began his labors in "Waco village," as it was then known, with a capital of about \$300. To-day he is worth about one million dollars. He is the President of the State Central Bank. His income per month on real estate amounts to about \$4,000. He has contributed largely of his means to build up Waco. A man of broad views and practical good sense.

J. W. Mann, the President of the Waco National Bank, is an excellent gentleman, a man of good judgment and an eminent financier. He is one of the largest real estate owners in the county. He is comparatively a young man, not yet forty years of age. He came to Waco, before the war, a penniless boy, and he has made his fortune by the shere force of his own character.

Hon. E. A. Sturgis, ex-Mayor of Waco, is another one of the large real estate owners in the city. He made his money in Waco. He was for many years a leading dry goods merchant of this city.

Mr. Wm. Cameron, the President of the Citizens' National Bank of Waco,

began life a poor boy. He is yet in the prime of life, not over forty-five. He is, perhaps, the wealthiest man in the county. He made his money in the lumber business. He is known as "The Lumber King" of Texas. His headquarters are at Waco with large lumber yards at Waco, San Antonio, Gatesville, Hico, Dublin, Cleburne, Temple, Lampasas and Brownwood, besides, yards at a number of other towns of less importance. He is also a member of the large wholesale grocery and drug house of Cameron, Castles & Storey, and of the hardware firm of Horsful & Cameron. Mr. Cameron is one of the most public spirited men in Waco. His name usually heads the list of any enterprise calculated to advance the interests of Waco and this section of country.

Major George B. Erath is one of the oldest settlers in the county. He is now a resident of Waco, but for many years he was a successful farmer and stock raiser. He may justly be called the founder of Waco. He laid out the city in 1849. For many years Maj. Erath represented this district in the Senate of Texas, and previously was Senator in the Republic of Texas. He has also fought many battles with the Indians. To him, as much as to any one man in Texas, now living, is due the civilization which we now enjoy. We present his portrait in this pamphlet.

Hon. Richard Coke is one of the early settlers in Waco, having emigrated here from Virginia soon after his graduation in 1852, and for years was a successful and leading lawyer of Texas. He was twice elected Governor of Texas. He is now one of the United States Senators from Texas. He has a national reputation. He is one of the most brainy men in the senate.

Rev. Rufus C. Burleson is one of the oldest living educators in Texas. He is now and has been for more than a quarter of a century, the honored President of Waco University. He is now at the head of the largest and most popular educational institutions

in Texas. We present the portrait of this distinguished gentleman in this issue of the GUIDE.

Mr. W. H. Grider is the proprietor of two large cotton seed oil mills, one of them located in Waco and the other in East Waco. They are the largest mills in the state, and they are justly the pride of Waco, as they are among her leading manufacturing institutions. Mr. G. is a man of broad and progressive views and ever ready to help along every public enterprise.

Mr. Mike Guinan, of the firm of Eaton & Guinan, wholesale grocery and produce dealers of Waco, is an example of what ability and energy can do in Texas even without capital. Mr. Guinan is a native of Canada and came here a few years ago to seek his fortune. He found a situation as an humble clerk in a bakery, soon after a clerkship in a grocery house and then as a traveling salesman. He is to-day partner in a wholesale house doing an immense business. Guinan possesses fine business ability, but his indefatigable industry is the striking part in his character. He is business all the way through from the time his eyes are opened in the morning till they are closed at night. Mr. Guinan is a member of the Executive Committee of the Waco Immigration Society. To him, Mr. W. D. Lacy and Sandford Johnson, the other two members of the Committee, is due the publication and dissemination of 20,000 copies of this pamphlet.

Among our wholesale merchants we mention the dry goods firm of Lesing, Solomon & Co. This firm does a wholesale business second to none in the state. Each member of the firm are noted for their public spirit and taking hold of every enterprise calculated to advance the interest of this section of country.

Mr. Ed. Rotan, President of the Street Car Company, Vice-President of the Citizens' (Waco) National Bank, and a member of the firm of Kellum & Rotan, is another evidence of what brain, energy and pluck can do. The writer knew Mr. Rotan about twelve

years ago, when he first came to Waco, a young man just out of college, and with no capital except that above enumerated, brain and energy. He engaged for one year in teaching and subsequently as a clerk with Mr. Kellum, his present partner. His business qualities so commended him to Mr. Kellum that in a short time he was admitted as a full partner, and to-day there is not a grocery house in Central Texas which does the amount of business that does the wholesale grocery firm of Kellum & Rotan.

Mr. W. D. Lacy, proprietor of the Waco Compress, is a gentleman of great force of character, energetic and public spirited. He is untiring in his devotion to the public institutions and to public measures calculated to advance the interests of the community in which he lives. He is a leading business man of Waco, a young man, not yet thirty-five years old, but who, by his own energy and perseverance, has amassed a comfortable fortune.

Col. W. A. Taylor is the President of the proposed Texas Midland Railway. The survey has been made, and the road will be built from Waco to Palestine in the near future. Col. Taylor is also the principal owner of the Waco Cotton Mills. He is a man of large fortune, which he has amassed by his own energy since the war. He is an open hearted, open handed, public spirited gentleman.

Mr. Sandford Johnson is another of the representative men of Waco, who has amassed a comfortable fortune in Waco within the past ten years, principally in the beef and cattle business. His latest venture is a magnificent Driving Park, adjacent to the city, which is one of the finest in the South and valued at \$20,000. At the last Fourth of July races in this city it drew one of the largest crowds ever seen in Waco.

Among the leading wholesale produce firms of Waco is that of Tripis & Kemendo. They do a very large business throughout Central Texas. Having commenced business in Waco on a small capital and grown to their

present rank and proportions. They are another evidence of what can be done in Waco, where one is possessed of energy and business tact.

Mr. S. T. Mallory is a representative of the clothing interests of Waco, his establishment being one of the largest and most complete in Central Texas, and the house is the pride of Waco and an honor to the man who runs it.

Mr. T. R. Jordan is one of the representative retail drygoodsmen of Waco. He, like most other of the business men of Waco, has succeeded in building up a large business from a small beginning.

Mr. W. W. Seley is the cashier of the Waco State Bank. He is a young man under thirty years of age and came to this State and city from Prairie du Chien, Wisconsin, with his father, C. M. Seley, and their families in 1876. The Seleys' brought with them ample capital, and January, 1877, opened the Waco State Bank on the corner of the Plaza and Austin street, the present site of the bank. The bank has grown to be one of the very strongest and most prosperous banks in Central Texas second in business to none. The prosperity of father and son have been enviable. But it has been a prosperity not of blind chance or lucky accident; it has grown strong on the exercise of qualifications which in Texas are always honored. They are men of broad and liberal views and of scrupulous integrity. In the conduct of the banking business they have shown through seven successive years a spirit of accommodation and have injected even into business transactions a suavity which is natural to them in their private character. In public enterprises they always have been for Waco first last and all the time, and no movement of progress but has met with a hearty response from them. Identified with the country in home and possessions, they have borne their full share of the burdens in those undertakings by which a city is lifted into prosperity. Mr. W. W. Seley is what might well be termed a successful young man. His

fine business tact and ability, his suavity of manner and modesty of demeanor combined with a generous, obliging disposition have made him popular in business circles and in society, and have been great elements in building up both the prosperity of the bank and his private fortune in outside enterprises. Outside of the Waco State bank both father and son are, in addition to several farms and valuable city property, the two chief owners of one of the finest ranches in this section, containing sixteen thousand and acres highly improved and which with the stock of cattle on it is valued at \$160,000. Mr. W. W. Seley is also the sole owner of the great grain elevator of this city, and the business which handles nearly all the grain of this section. Both father and son are largely interested in the stock of the St. Louis & Texas railroad in which C. M. Seley is one of the directors. They are both representative men and Mr. W. W. Seley, a representative young Texan. It is the highest testimonial to the general esteem in which they are held to say that in all the fence cutting epidemic when there seemed to be no discrimination as to the just and unjust, that not a single wire of the fences around their great ranch was touched by the maddened shears.

The mention of the leading and influential citizens of Waco would be incomplete without the name of Major J. W. Downs, one of the most sterling gentleman and liberal citizens. When our city was yet in its infancy and scarce recovered from the shock of a bloody war that prostrated all her energies and robbed her of many of her most promising sons, Major Downs, embarked upon the sea of journalism with a view to making known to the world the prospects and advantages of this section. His first venture was the EXAMINER and PATRON which was founded in 1867 and this proving successful and being accorded the warm approbation of the people he ventured further and in 1870 commenced the publication of

The DAILY EXAMINER. Wielding a trenchant pen, expressing the most pronounced sentiments and always advocating the honored principles of pure Democracy he soon placed the EXAMINER in the foremost rank of the papers of the State. Major Downs is one of natures noblemen—brave, honest, courteous, and generous, he stands as one of our best citizens as justly he should stand.

Dr. Wilkes is the Mayor of the city of Waco. He is among the most distinguished citizens of Waco. He immigrated to Waco from Cornersville, Tenn., in 1868. He was born in Mississippi in 1833. His father died when he was about one year old, when his mother moved to Cornersville, Tenn., where Dr. Wilkes was raised. His mother was one of the noblest women of Tennessee. She early instilled into the mind and heart of her son those noble qualities for which he is distinguished in this community.

Dr. Wilkes graduated in medicine at the Nashville College, Tenn., in 1855. He practiced medicine in his native village and at Mooresville, an adjacent town, until the beginning of the war, which he entered as a private. He was soon elected to the Captaincy of his company, subsequently Lieutenant-Colonel and finally Colonel of his regiment. In each case he was elected by the unanimous voice of the men he commanded and not by reason of being in the line of promotion.

As a citizen of Waco he has, from the time of his residence here, occupied a prominent position as one of the leading physicians of the city and prominent in political and social circles. He is an accomplished and polished gentleman of commanding appearance and a finished scholar. As an orator he is popular and pleasing in his address. On most public occasions, where the services of such a man is needed, Dr. Wilkes is usefully called upon. He is a polished and pithy writer and enjoys quite a reputation in that line.

He has twice served as a member of the City Council, and he is now Mayor

of the city, and his universal popularity will doubtless secure him that position again should he offer for it at the close of the present term.

Dr. Wilkes is a prominent Mason in this State. He has filled all of the offices in the Subordinate Lodge, Royal Arch and Chapter, and we believe one or two positions in the Grand Lodge in the State.

Before the war Dr. Wilkes affiliated with the Whig party, but since that, with the Democracy. He is a prominent man in his party, and were he an office seeker might fill any position in the gift of the people, any of which he would grace and which he would be fully competent to fill.

Col. R. B. Parrott was born in New Glasgow, Virginia, October 16th., 1848, and was reared in Virginia. He enjoyed, during his boyhood, a liberal education. He was during his youth, elected Captain of a company of militia, and at the beginning of the civil war offered his services to his country which were declined, on account of his extreme youth, upon which he entered the University of Virginia, and completed his education. In 1863 he graduated at the University and entered the Confederate army under the command of Colonel Mosby, and served his country faithfully until the close of the war. Soon after entering the army he was made Lieutenant and then Captain. He came to Texas soon after the close of the war, and landed in Waco, without means and an absolute stranger. He had, however, energy, earnestness and ambition, and procured employment as an insurance solicitor. In this subordinate capacity his industry and ability soon began to make him fame among life insurance companies, and he was given the highest position in that branch of business, the State or general agency. His course in that position was marked by such ability and sagacity, that life insurance in Texas received a new impetus. He was commissioned colonel of a militia regiment under Governor Roberts' administration. Col. Parrott's services became a thing of riv-

alry among the large insurance companies of the United States. While serving several years as State agent for two or more companies with unprecedented success and eminent profit, his services were eagerly sought and well paid, his active mind was steadily busied with the subject of his business, a comparison of systems and with plans and projects for a new and better system which should be perfectly safe and less onerous on the beneficiaries. The result was the abandonment of the old time life company system and the inauguration of the Texas Benevolent Association; an association of which he is now general manager, and to which his entire attention and purpose is devoted. The Texas Benevolent Association is the life work of a master mind, and its history is one of unprecedented success. It is after less than two years of experiment a great institution with a great membership, and the endorsement of a State. The life of Col. R. B. Parrott may safely be said to have been a successful one. He is now a man of ample means, respected as a man and honored by the people in their sovereign capacity. Out of nothing he has built up an enviable career, in a State where men are chary of approbation except for eminent qualities, but are generous in the honor they pay to true worth. Col. Parrott is of middle age; in stature and physique, a fine type of manhood; in disposition, sincere and open handed; in business, of broad views, a backer of every public enterprise and in manners, of remarkable affability.

Major A. Hinchman is one of the most active and energetic of the business men of Waco. He is a member of the City Council and is always foremost in every enterprise looking to the growth and prosperity of the city. He is one of the largest dealers in machinery and agricultural implements in the State.

Mr. Trav. F. Jones is the local ticket and passenger agent of the Missouri Pacific Railway at Waco, and has filled

that position since the completion of the road to this point in 1880. He is one of the most widely known and popular railroad men in Texas, always polite, courteous and attentive in furnishing information and rendering all assistance in his power to travelers. His office is in the Pacific Hotel Block, on Fourth street, and all parties who desire information as to rates, routes, connections, etc., can consult him or communicate with him there and be assured they will receive prompt and reliable information. No man in the State is better posted on railroad matters. Mr. Jones has been connected with the railway passenger business since the first locomotive blew its whistle in the city of Waco and has achieved a splendid reputation.

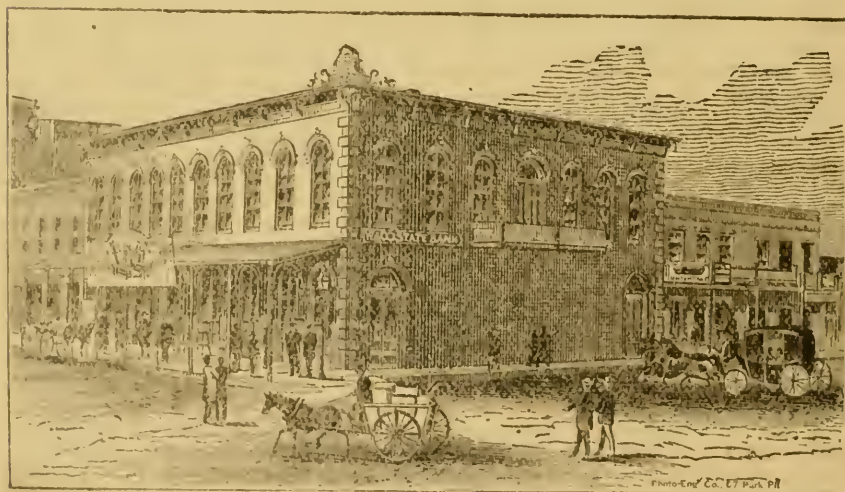
Mr. Henry J. Caulfield, in 1852, cast his fortunes in McLennan county, and commencing with but small means and an unlimited amount of energy and vim, is recognized to-day as one of the leading wealthy cattle men of the State. His efforts have met with splendid success, and by his genial manner and generous, fair dealing he has won for himself an enviable place in the estimation of his fellow citizens. He is one of the wealthiest citizens of this county and one of the most representative men. His vast interests are closely attended to, and naught which sound reason can suggest or untiring industry accomplish is left undone to promote the welfare and progress of the place of his adoption. Had McLennan more men of Mr. Caulfield's stamp it would benefit her the more.

Downs & Fort, a firm composed of Charles M. Downs and Walter V. Fort, occupy a place in the first rank of business men in Waco. They are insurance men, representing the most reliable, long established and wealthiest insurance companies doing business in Waco. They are young men, both native Texans and reared in McLennan county, fully identified with her interests and zealous in the promotion of her prosperity. They

have been engaged in the insurance business several years and have the fullest confidence of all with whom they have had dealings. In their business they are prompt, accurate and polite, looking strictly to the interests both of the companies they represent and those who insure with them. They are two of the promising young men who at no distant day are to play an important part in the advancement of Waco. They richly deserve success.

Messrs. W. P. Martin & Bro., of this city, are among our leading merchants and in their line, furniture, stand unsurpassed. For many years they have conducted the business of dealing in

furniture, carpets, etc., in Waco and have won for themselves a popularity and patronage that prove their value as citizens. At the beginning of the present year, finding their old quarters too small and crowded for their growing business, they moved their immense stock into the new and handsome two-story, double stores erected by Senator Coke and Mr. Carathers, at the corner of Austin and Fifth streets, where they now are. Their stock is of the best, and is neatly and tastily arranged. These gentlemen are attentive to business, courteous and fair with their patrons, and so find their trade ever increasing and improving.



WACO STATE BANK.

TRADE REVIEW

OF WACO, FROM SEPTEMBER 1,
1883, TO SEPTEMBER 1, 1884.

While it is not to be disguised that the present business outlook is a little gloomy, resulting from the prolonged drouth which has prevailed in this county for the past seven weeks, yet a careful investigation of the trade of the city for the year ending September 1, evinces a remarkable degree of activity and prosperity which is encouraging, as is shown by the statistics given below.

The past year has been a remarkable one in many respects. In the spring the country was flooded with rains which retarded farm work of all kinds and in consequence the cotton was much later in getting planted and therefore it has suffered from the usual drouth more than it otherwise would. Corn, wheat, oats, and other small grain, was raised in abundance. Strange to say the very large crop of small grain has had a depressing effect upon the market, not only the grain market, but the supply being so much greater than the demand, it has so reduced the price that it has produced a corresponding effect upon trade in general.

This, with the short cotton crop has caused a great shrinkage in values, and merchants and everybody else are blue. But if we take the correct view of the matter, we find less real cause for the apparent panic, scarcity of money, and slowness of trade, than really exists.

In times like these, tradesmen, like people in the midst of an epidemic, suffer more from scare than from the real causes of the financial depression. In the present instance we have much to encourage us and to restore confidence and increase trade. As stated above, an immense grain crop was made. The farmer has plenty to feed his stock, bread his family, raise his

meat, and to plant and make another crop. He is, as a rule, free from debt. The cotton crop, while not a fair average, will yet amount to more than a half crop. The farmer and planter will be able to pick it with but little extra help. Being able to gather it at a less cost than if he made a full crop, and getting a better price for it, he realizes in the end, nearly as much net cash as he would on a full crop. As the cotton season advances, times will naturally liven up; grain will command a better price, confidence will be, in a measure, restored and by Christmas or sooner financial matters will resume their normal state, and we can then look back on these supposed perilous times and see that there was less cause for the present panic than really existed.

WACO AS A COTTON MARKET.

In this Market cotton brings a better price than in any interior town in Texas. The cotton receipts of Waco have in former years reached as high as 60 thousand bales; but that was before the advent of railways, which have since cut off a large amount of our wagon trade, and consequently cotton receipts. The receipts of cotton at this place last year were more than 32,000 bags, but as part of this was dumped by the railways to be compressed and reshipped we give, in our report below, only the actual receipts—the number of bales bought and sold here. The following is the cotton, grain, and other

RECEIPTS FOR THE YEAR ENDING SEP-
TEMBER 1ST. 1884.

Cotton received and shipped, bags.....	26,638
Cotton on hand September 1, bags.....	168
Oats, bushels shipped.....	520,000
Oats, bushels on hand.....	60,000
Wheat, bushels shipped.....	270,000
Wheat, bushels on hand.....	40,000
Hides, pounds shipped.....	720,000
Hides, pounds on hand.....	21,000
Wool, pounds shipped.....	725,000
Wool pounds on hand as follows;	
In Woolen Mills.....	175,000
In Ware houses.....	50,000
Cattle shipped.....	9,500
Horses shipped.....	1,500

WACO AS A WOOL MARKET.

Of late years Waco has steadily

gained as a wool market, both in the quantity received and in prices paid. It commands the highest prices here of any town in the State. The fact that wool growers have been able to obtain more for their wool here than in other markets, has induced a larger trade in that line than would naturally have found its way here. Eastern buyers have kept their agents here, and as shipments can be made from Waco on as favorable terms as from any other point in the State, they have been able to pay good prices. The wool buyers of this place have been content with small profits, and therefore they have uniformly paid the very highest market values for wool. The principal wool dealers of the city are G. H. Randle & Co. Dr. Randle is one of the most experienced wool dealers in the State. To the liberality of this firm, as much as to any other one cause is due the fact that wool men have obtained better prices for their wool here than elsewhere. As a

CORN AND OTHER GRAIN

market Waco will compare with any other in the State. It is asserted by Waco grain men that they pay more for grain than any other interior town in Texas. R. N. Palmer is among the leading grain men. He is located on the corner of Eighth and Franklin. Farmers having grain to sell would do well to call on him.

After a thorough canvass of the city among tradesmen of all classes, the EXAMINER is enabled to present the following gratifying figures, which are approximately correct, showing the trade of Waco, wholesale, retail and agricultural, from September 1, 1883, to September 1, 1884.

THE WHOLESALE TRADE.

Groceries,	\$2,540,000
Dry Goods,	1,375,000
Cigars and Tobacco,	37,000
Drugs,	38,000
Sewing Machines,	128,000
Liquors,	360,500
Harness and Saddlery,	210,000
Other Wholesale Trades,	162,000
Total Wholesale Trade,	\$5,222,500

RETAIL TRADE.

Groceries,	\$3,810,000
Dry Goods,	4,347,500
Drugs,	560,000
Jewelers,	70,000
Liquors,	295,000
Sash, Doors and Shingles,	109,500
Brick Sales,	47,680
Cigars and Tobacco,	65,000
Sewing Machines,	54,000
Lumber, Rough and Dressed,	222,500
Boots and Shoes,	121,000
Harness and Saddles,	31,000
Books and Stationery,	38,000
Agricultural Implements,	320,000
Furniture,	97,000
Butchers' Meat Sales,	106,500
Hardware,	275,000
Stoves, Tin and House Furnishing Goods,	110,000
Other Trades,	221,000

Total Retail Trade,

\$11,091,680

To this may be added the cotton, wool, hide, and grain sales, and we have the following

SALES FROM AGRICULTURAL PRODUCTS

Cotton,	\$1,205,820
Oats,	124,000
Wheat,	248,000
Barley,	52,500
Corn,	280,000
Wool,	200,000
Hides,	99,320
Cattle,	210,000
Horses,	45,000
Sheep,	7,000
Hogs,	9,000
Other Products,	135,000

Total Agricultural Sales,

\$2,612,650

To sum up the entire trade for the year ending September 1st, we have the following:

RECAPITULATION OF SALES.

Wholesale trade,	\$5,222,500
Retail trade,	11,091,680
Agricultural sales,	2,612,650

Total sales, all sources,

\$18,926,830

PUBLIC IMPROVEMENTS.

Notwithstanding the past year has been, compared with other years, a dull one, yet the following figures will show that there has been more building and improvements in Waco than any year of its history.

The Waco Building association has erected 169 buildings at a total cost of \$103,650; the number of buildings erected by other parties 218, at a cost of \$385,725, making from September 1, 1883, to September, 1, 1884, the total number of buildings erected 387, at an aggregate cost of \$489,385. Besides

this there are in course of construction 16 brick stores and 53 residences, the total cost of which will foot up \$97,625 when completed.

These facts and figures give the most gratifying results, and as a peo-

ple we certainly have cause for gratitude to the Giver of all good. Let us be thankful for the blessings we have, and hopeful for a prosperous and happy future.



COL. R. B. PARROTT, Manager Texas Benevolent Association.

TOWNS IN McLENNAN COUNTY.

Besides the city of Waco there are a number of other flourishing towns in this county of which we make the following brief mention and to which we append the names of prominent citizens at each place to whom the reader can refer for any information or verification relative to the matter published in this paper.

MCGREGOR

is situated eighteen miles south-west from Waco, at the junction of the Texas and St. Louis (Narrow Gauge) and the Santa Fe railways. McGregor is not quite two years old, but it is the leading town in the county, Waco excepted. It has a number of business houses, about thirty in all, flouring mill, good hotels, churches, and a flourishing school, also a good weekly paper, the *PLAINDEALER*. A. D. Rust, editor and proprietor. It is surrounded by a thrifty class of farmers, and the people of the town and adjacent to it are mostly of the better class of people, many of them wealthy, refined and educated, making the society excellent and desirable for people who estimate these influences and, which will help them in the choice of a new home. The reader is referred to the following prominent citizens of the section. H. J. Canfield, large ranchman and cattle dealer; Yeates & Crain, merchants; Theo. Bland, W. F. Christie and Andy Wynne, farmers.

MOODY

is a flourishing town, next in importance, six miles south of McGregor, on the Santa Fe railway. It is surrounded by one of the finest farming sections in the State. The soil is not surpassed for wheat and other small grains, and corn and cotton are the staples; the soil for these latter not being excelled, except in the river bottom lands. Every church and school facility is offered that could be de-

sired by the immigrant. References: J. C. Nailor, dealer in grain and agricultural implements; J. L. Fuller, merchant, and Dixon Connally, farmer.

CRAWFORD.

This is a beautiful little village, located on the Santa Fe railway, about five miles north of McGregor. It is surrounded by a fine farming country and a thrifty class of farmers. It has a number of well-to-do merchants. It has a flourishing school and a new church building. Methodist Episcopal, South, though other denominations hold services in the college building every Sunday. There is a number-one flouring mill at this place. References: Nichols & Roberson, U. Tadlock and W. C. Wallace, merchants; David McFaddin, C. F. Bewley, Col. Phil. Noland, A. F. Herring and J. H. Baker, farmers.

WEST

is the name of a beautiful little village in the northern portion of the county. It has churches, schools; is situated in a splendid farming country. The people are intelligent and refined and immigrants will find it one of the most desirable portions of the county in which to settle. References: Tom West, merchant; Capt. Bill Reed and D. M. Jameson, farmers.

ROBINSON

is located about six miles south of Waco. It has two good schools and three church buildings, Baptist, Methodist and Presbyterian. It is surrounded with a thickly settled, well-to-do class of farmers. The land is rich and productive. References: Mr. Joe Robinson and Capt. Wm. Evans, farmers.

LORENA

is on the Missouri Pacific railway, nearly south of Waco; and a few miles beyond it are the towns of Mastersville and Eddy. Each of these three places are growing towns on the Missouri Pacific railway, located in the midst of splendid farming lands. References: at Lorena, C. A. Westbrook; Mastersville, Hon. L. N. Bruce,

and at Eddy, Jones Connally. There are

OTHER POSTOFFICES

in the county, viz: Axtell, a station on the Texas and St. Louis railway; Geneva, on the Missouri Pacific railway; Ross, on the Texas Central; China Springs, Speegleville, Patrick, Bosqueville, Elm Mott, Harrison Switch and Mart (the last two on the Central railway), South Bosque and Galindo. References: Axtell, T. J. Harper; Geneva, W. F. Thompson; Ross, Rev. J. P. Speakman; China Springs, H. E. Conger (sheep raiser) and Dr. J. H. Caldwell; Speegleville, Hon. Seth Mills; Patrick, Dr. T. J. Womack; Bosqueville, Kirt Riddle; Elm Mott, W. T. Joines; Harrison Switch, John Shackelford; Mart, J. L. Caldwell; South Bosque, S. M. Johnson; Galindo, E. H. Hatch. Most of these last named postoffices are thriving little villages with the usual stores and other conveniences of small towns.

FACTS FOR IMMIGRANTS.

We desire to embody in this article an answer to the many questions that have come to us from all parts of the United States and other countries. For want of space we must be concise. We will suppose that the emigrant has his home in the states. To get to Texas by the best and most expeditious route depends upon your proximity to either of the following cities: St. Louis, Memphis or New Orleans. If St. Louis, get your ticket to Texas, via the Missouri Pacific Railway direct to Waco, no change of cars. You can get through tickets to Austin and San Antonio via Waco; on this route you pass through Denison and Fort Worth. If Memphis is your starting point, get your tickets to Texarkana, and then by the Texas and St. Louis railway direct to Waco, about the centre of the State. If New Orleans is your starting point, get your ticket by the New Orleans and Houston and

Texas Central railway, to Waco; by this route you pass through Houston, Southeast and the central part of the state.

BUILDING MATERIAL.

The very best of rock for fencing, lime and building purposes is to be found in this county. Three large brick manufactories are operated in this city. No better brick is made in any country. Brick are put into the walls in building in this city, at \$10 per thousand. The best of ash and oak timber abounds in the county. The railroads connect us with the finest pineries in the world, and pine lumber for building and fencing is comparatively cheap; but for the latter purpose only one board to the pannel of fence is used; this, with two strands of barbed wire, renders the farm cattle proof, hogs, sheep and goats not being allowed to run at large.

THE IMMIGRANTS' QUESTIONS ANSWERED.

Waco has over 13,000 inhabitants—three competing railroads, and is a growing town. Money can be safely invested here at 12 per cent. There are several manufacturing enterprises started here, but room for several more. Dwelling houses rent at from \$7 to \$30 per month owing to conveniences and distance from business. Business houses, from \$50 to \$150 per month. The city is beginning to leave the Plaza and Main streets, and is branching out on side streets. Enterprise will decide the direction it will take. Good profitable investments could now be made in city lots by men who have foresight enough to guess at the direction business is going to take.

Living in Waco is as cheap as in any place in Texas. The soil is good for gardens. On a lot 50x165, fruit and vegetables enough to supply a family can easily be raised; corn usually sells at 25 cents a bushel. Our city laws do not prevent families from allowing a cow to run at large. We have the advantage of railroads, and groceries and all family necessities

are as cheap as can be had in any interior city.

Our titles came from the state originally. A little care in having titles examined will ensure a good title. Farms can be rented either for cash or for part of the crop, where land owners furnish teams, etc., half crop is usual rent and where tenants furnish everything, one-fourth cotton, one-third corn.

Our roads in the summer and fall are magnificent, in the winter are bad, heavy. Our soil is sandy, black sandy-hog-wallow, black waxie. Lands range in price from \$5 to \$30 per acre, according to locality and improvements; in western counties they are selling much cheaper. Those counties are rapidly opening up by railroad extensions, some fine bargains in land can be made now. We have a delightful breeze from the Gulf during summer; suffer much less from heat than in more northern sections. We get good water by digging at 20 to 40 feet almost anywhere. With Waco as a center a party can easily explore most of the state.

The Missouri Pacific will take you to Denison, on Red river, and Laredo, on the Rio Grande. The Houston and Texas Central, from the Gulf to the Pan Handle.

The Texas and St. Louis, from East-ern Texas through Western Texas. The G. C. and Santa Fe, through Central Texas, along the Brazos Bottom. Get your tickets to Waco and then branch out.

We have two daily papers now. The DAILY EXAMINER, issued with a weekly edition that gives an immense deal of information about Texas. Send for a sample copy of it. The DAY is a splendid evening paper.

All the denominations of Christians have both churches and schools in Waco, including a Jewish Synagogue and a Liberal Hall. We have a University and female high school, free schools run for most of the year. Graded schools in the free schools.

In regard to best time to come to

Texas. We make the following suggestions:

Immigrants should endeavor to be at their place of destination by the first of January, so as to begin their preparations for the approaching season.

Unless a location has been selected beforehand, it is best to come in the fall—say in October or November, especially if the party expects to go upon an unimproved place. May rent land for the first year. Improved lands can be had in any of the settled counties without much difficulty. When money rent is paid the price is generally about three dollars per acre. But rents are generally paid in part of the crop—say one-third of the corn or other grain and one-fourth of the cotton, the renter to gather the crop and have the cotton ginned; but the land owner paying the toll for ginning his proportion and furnishing the bagging and ties for his bales. Sometimes the land owner furnishes teams and tools; in which case he gets one-half the crop. The land owners sometimes furnish supplies also—provisions and clothing—which the renter repays out of his portion of the crop. The land owner furnishes a house and allows the renter free use of timber for fuel. By law the land owner has a lien on the crop for his rents, and the products cannot be removed from the farm until the sum is paid, except by consent.

COST OF COMING TO TEXAS.

Emigrant tickets can be gotten from all the principal points in the United States to Texas. Enquire at your nearest through office. You can save money. Ask for emigrant ticket to Waco.

TO COLONISTS.

Parties desiring to form colonies can, by writing to us, get information as to where large bodies suitable for colonies can be found. We will give full particulars.

TAXES.

The taxes for the state are only 30 cents on \$100. McLennan county has

about \$5,000 in the Treasury and is out of debt.

ORDER AND PROSPERITY.

No community in Texas can justly claim better preserved order and a greater degree of prosperity than that of Waco and McLennan county. The laws have been so firmly and impartially enforced, that the citizens generally have cause to regard any other condition than that of the very best order as an exception to the rule. The rapid increase of the population and wealth of McLennan county induced the building of a large and commodious Court House, at Waco, in which the citizens generally feel a just pride. This improvement though made at a cost of \$35,000, has been paid for, and several other minor improvements in the county have also been lately made and paid for, and the county has a surplus fund in the treasury of \$5,000. The taxes are therefore of no perceptible weight on this county, and will not be again. The low rate of taxes assessed hereafter will be sufficient to build turnpikes and bridges wherever needed and keep in good order every road. The presiding officer of the commissioners' court of this county has declared already that it will be the purpose of that court to look specially to the immediate improvements of the public roads of the county. We can safely offer these as an additional inducement to those looking for homes in Texas, the advantages of a healthy county treasury, low taxes, fine roads and safe bridges, and the very best of political and social order.

INDUCEMENTS TO IMMIGRANTS.

The state of Texas offers inducements to immigration which can not be surpassed in many respects, and are rarely equaled by any other country on this continent. These comprise excellence of climate, soil and water, agricultural, grazing and commercial advantages, and educational facilities; and in addition to all these, cheap lands. The settler, who comes into the state now, has not necessarily to

undergo the hardships of a pioneer life, as was formerly the case. He can, if his inclinations point that way, still find large areas of uncultivated pasture lands in the extreme west and northwest, where his flocks and herds may roam at will, but at least one-third of the territory of the state is about as well populated as many of the states east of the Mississippi river. Mills, gins, stores, schools and churches are met with almost everywhere, and opportunities for social intercourse are at the command of even those in the most sparsely settled neighborhoods.

THE HOMESTEAD LAW.

The following is the law governing homesteads in Texas:

"AN ACT DEFINING THE HOMESTEAD AND OTHER PROPERTY EXEMPT FROM FORCED SALE IN THIS STATE.

"SECTION 1. Be it enacted by the Legislature of the State of Texas. That the homestead of a family, not to exceed two hundred acres of land not included in any city, town or village lot or lots, not to exceed five thousand dollars in value at the time of their designation as a homestead, and without reference to the value of any improvements thereon, shall not be subject to forced sale for debts, except for the purchase-money thereof, or for taxes, or for labor and material expended thereon."

LELAND SEMINARY,

This school is a private institution presided over by Mrs. Fannie Leland, a lady of rare culture and one of the most successful teachers who ever taught in Waco. Mrs. Leland conducted this school in Waco for eight years. For the past two years she has not taught. At the time we wrote the article on "The Schools of Waco and McLennan County," she had not determined to resume the school, and that is why the notice of it did not appear under that heading. This school re-opened Monday, Sept. 8.

ARCHITECTS.

W. W. LARMOUR,

Waco is celebrated for the symmetry of its buildings, and most of them were designed by the above architect who is a perfect master of his art, and a gentleman of genuine talent. Two of the largest court houses in the State are built from his designs, one at Austin and the other of large dimensions and splendid architecture now being built at San Angelos. A large number of public buildings all over the State are from his designs, plans and specifications, notably the public schools of Corsicana, the most elaborate and elegant public school buildings in Texas. The reputation of Mr. Larmour is wide-spread, and he is constantly, with a large corps of assistants, employed in designing and drafting for buildings, both at home and in neighboring towns and cities.

He brings to bear on his art a cultivated mind, fine taste and mechanical skill of a high order. Parties contemplating building should correspond with Mr. Larmour.

DODSON & DUDLEY.

The gentlemen who head this article, are well known in Waco. Mr. Dodson especially, as he is one of our old citizens. Their office is in the court house, and they follow the profession of architects and furnishers of plans and specifications of buildings. Many magnificent specimens of Mr. Dodson's skill and qualifications are to be seen in and about Waco, and in many of the leading cities of the State. One notable instance of recent date in Waco is the handsome structure on Austin street, above Eighth, whose graceful towering spire, points heavenward in honor of the Christian religion. The new Presbyterian Church, to which we allude, is one of the handsomest buildings in the State; in fact it is an architectural beauty. The new court house at Greenville, which has just fallen a prey to the fire fiend was another, while many of the elegant and

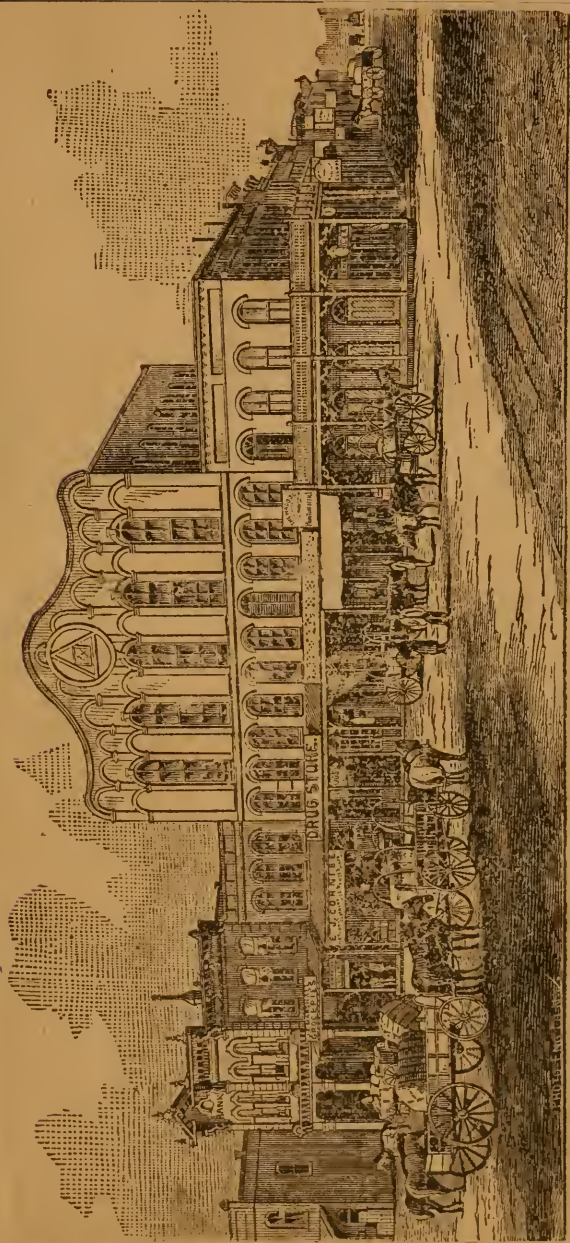
comfortable residences which adorn our beautiful city afford ample evidence of the skill and accomplishment of these gentlemen. They draw plans, furnish designs and specifications for all kinds of buildings, public and private, and superintend the construction of the same. They have now under contract some of the handsomest work every seen in the city in the way of residences, etc. They are among the best known and most skillful architects in the State and Waco is proud to own them as citizens.

LUMBER DEALER.

A. J. CARUTHERS.

No industry has grown to such dimensions or plays so important a part as a material aid to the growth and improvement of our city, as the lumber trade. Within the past few years the demand for lumber and building material has grown so much that the yards in existence before were not equal to the emergency, and others were opened until the supply became equal to the growing demand. As the city grew and prospered, people turned their attention to the construction of strong, permanent and comfortable houses. In order that these could be so, lumber of good quality was necessary, and this is undoubtedly found in the product of the long leaf yellow pine, which ranks above all other lumber in the construction of houses. Such lumber can always be found at the well known yard of A. J. Caruthers, at the corner of Fourth and Mary streets. Mr. C. makes a specialty of handling the very choicest long leaf pine lumber which is produced from the mills of the state, and his extensive patronage and wide trade show that people have learned where they can get just what they want. The long leaf yellow pine is acknowledged to make the finest and most desirable lumber for building purposes, and Mr. Caruthers is prepared to supply, it in all lengths and sizes.

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McCLELLAND HOTEL

with a 2 1-2 year lease. It is well furnished throughout—much of it is entirely new, with a large

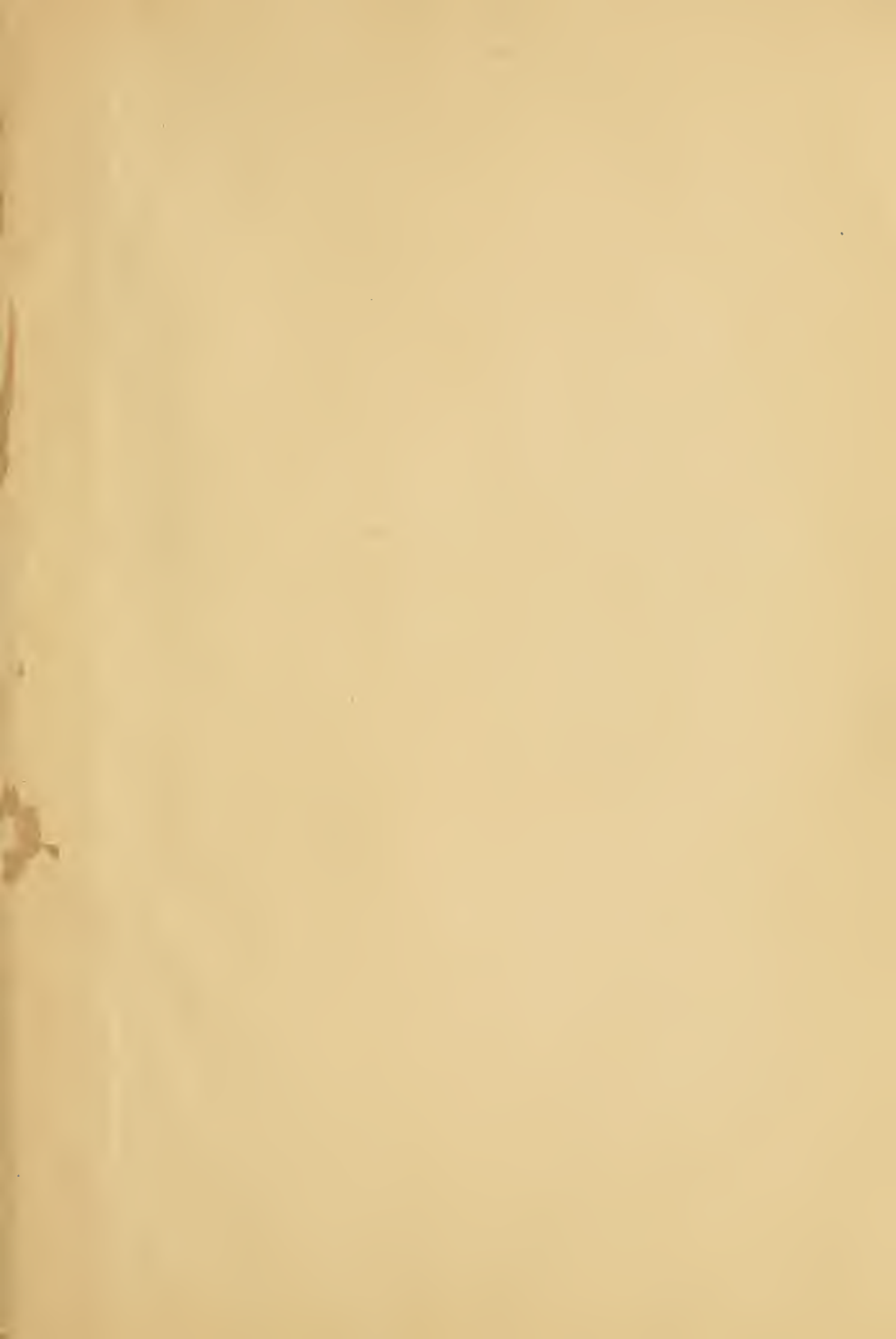
GAS MACHINE,

which gives a splendid and cheap light, also

WATER WORKS AND CISTERNS.

The Hotel is doing a Paying Business.

W. B. SCARBOROUGH, WACO, TEXAS.



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